



May 27, 2022

Ms. Charnika Harrell, Planner I
Town of Chapel Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, North Carolina 27514

Reference: Fifth Third Bank at 1800 Fordham Blvd – Special Use Permit (22-4027)

Dear Ms. Harrell,

Our team has discussed the comments/questions we received from Council at the Public Hearing on May 18th concerning our application. Below is our response to the comments/questions:

1. There was a comment about adding a couple of trees in the green space between the building and Old Durham/Fordham intersection. We are going to revise our landscape plan in this area to accommodate this request. There is an existing stormwater easement crossing this front area that will potentially impact the location of any additional trees. The rendering in our presentation did not fully represent the all the landscaping that was shown on our revised landscape plan that was submitted on April 22nd. We will provide a revised rendering that more closely represents the landscape plan.
2. There was a comment about increasing the buffer plantings. Our proposed buffer plantings are consistent with the existing buffer plantings at Wegman's. We believe it is important in this situation to have consistency between the properties. We also need to have the visibility for public safety reasons due to the nature of the business.
3. There was a question about the perimeter lighting. There are existing street lights along Old Durham Road. There is not existing lighting along the service road. We are eliminating our driveway access to the service road, which will allow for the Town's future plans to turn the service road into a multi-use path. The lighting along this area can be developed during the future design of the multi-use path. Lighting was not required for Wegman's along the service road. We are consistent with the approved Wegman's plan.
4. There was a question about the future sidewalk connection shown in the Wegman's parking lot. There is already a sidewalk connection to the Wegman's building from the service road at the east end of their property. The future connection was not contemplated during the design and construction of Wegman's; therefore, there are physical constraints with the grades, parking, and landscaping to be able to construct this connection. Our parcel's pedestrian connectivity to Wegman's is via the sidewalk along Old Durham Road.

We hope this answers all of Council's questions. Should you need additional information please do not hesitate to contact me.

Sincerely,

ASTON PROPERTIES, INC.

A handwritten signature in blue ink that reads "Bryan E. Smith".

Bryan E. Smith

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